

3/14/11 - Monday, March 14, 2011

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of March 14, 2011

City Hall, Council Chambers, 7:00 p.m.

Members Present: Messrs. FitzGerald, Hibbard, Kaiser, Kayser, Seymour, Duax, Klinkhammer, Pearson

Staff Present: Messrs. Reiter, Genskow, Ivory, Noel

The meeting was chaired by Mr. Kaiser.

1. SITE PLAN (SP-1103) - 2 S. Barstow Building

Mr. Reiter presented the site plan for the renovation of 2 S. Barstow and to allow a parking variance. The project would contain first floor retail and the upper two stories as residential (8 one-bedroom apartments). Building plans have been approved by the State. Required parking is 10 stalls for the development since the applicant will provide a bike rack, the site is on a bus route, and there are municipal stalls nearby. There are no on-site parking stalls, but the applicant owns off-street parking across the street. The commission has approved variances for similar downtown projects in the past.

Applicant, John Mogensen, spoke in support of the project. Cross easements will be provided to allow the neighboring property access.

No one appeared in opposition.

Mr. Kayser motioned to approve the site plan per conditions that the location of the bike rack be>

2. DISCUSSION/DIRECTION

A. Mobile Digital Signs

Mr. Ivory presented a request for a temporary mobile digital message-center. The sign would be placed on a semi-truck, viewable from streets, during a special event. The sign code does not allow for this exact type of request. Signs are permitted, but the display cannot be visible from adjoining streets. Questions remain for such a request: length of time, setback, brightness, orientation of the display (perpendicular to the street), input from adjoining properties owners, make the process a conditional use permit, allow animation, and what other communities require. Eight communities were researched. Three communities did not allow this type of sign request, three allowed it, one did by conditional use permit, and one was not certain.

Commissioners discussed issues related to the signs and directed staff to prepare a draft ordinance that would allow this type of sign for a special event upon approval of a conditional use permit.

B. Bicycle Parking

Mr. Ivory presented the Bicycle and Pedestrian Plan™s recommendation that the City consider a bicycle parking ordinance for new development. The purpose is to encourage bicycling in the community. The Bicycle and Pedestrian Advisory Commission (BPAC) recommends the commission consider a future ordinance. Community research was conducted. Bicycling stall requirements varied from considering employment numbers, gross floor area, what is available for automobile parking, and land uses. A City inventory found 5,100+ bicycling stalls exists. Most are located downtown, in commercial areas and near public learning institutions.

Commissioners discussed it being a worthy cause and that the BPAC should recommend a specific standard.

Bob Eierman, Chair of BPAC, stated they wanted the commission to determine first if this is something they wanted to pursue.

Mr. FitzGerald made a motioned to have the BPAC create a draft ordinance. Mr. Hibbard seconded and the motion carried.

C. Presentation Sustainability Chapter - 25x25 Grant

Mr. Noel presented the City™s renewable energy plan to reach 25% renewable energy by the year 2025. The City partnered with Altoona, Eau Claire County, and others to accomplish the work. Overall, the three municipalities use 259,198 million British thermal units (mmbtus). In 2025, it was projected they would be using 294,471 mmbtus. The partnership studied over 400 energy efficiency and renewable energy projects. City staff found that they could reduce the amount of energy the City used by 25% and that the 25% renewable energy goal would be obtainable.

D. Code Enforcement Items

None.

E. Future Agenda Items

None.

3. MINUTES

The minutes of the meeting of February 14, 2011, were approved.

Joseph Seymour
Secretary